

Parcel A C-4 and CO-1 Zoning Summary

Uses	Existing C-4	Existing CO-1
Office	Yes	Yes
Retail	Accessory	Accessory
Residential	Accessory	Yes
Restaurant	Accessory	Accessory
Hotel	Yes	No
Auto Dealers	No	No
Vehicle Repair, Gas Station, Car Wash	No	No
Pawn Shops	No	No
Standards		
Development Intensity - Minimum	0.4 FAR	NA
Development Intensity - Maximum	2.0 FAR	1.0 FAR
Building Floor Area - Minimum	20,000 sq. ft. 10,000 sq. ft. for restaurants	NA
Impervious Surface	90%	NA
Site Width – Minimum	200 feet/250 feet corners	200 feet
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	35 feet	60 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	30 feet (greater for tall buildings)
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	20 feet (greater for tall buildings)
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	Higher	NA
Parking Location	NA	NA

Highlighted cells are regulations that may be changed subject of Case #10000C-14, heard earlier on this agenda (Item #3).

Parcel B

R-1 and RM-50 Zoning Summary

Uses	Existing R-1	Existing RM-50
Single-family residence	Yes	No
Two-family residence	Yes	No
Multiple-family residence	No, except conditional use if established after July 25, 2013	Yes
Accessory Structures	Yes	Yes
Freestanding daycare centers	No	Yes
Places of assembly	Yes	No
Standards		
Development Intensity - Minimum	N/A	20 dwelling units per acre
Development Intensity - Maximum	N/A	50 dwelling units per acre
Site Area - Minimum	11,000 s.f. / corner lots 15,000 s.f.	80,000 s.f.
Setbacks – Along Street Minimum	30 feet or prevailing setback	60 feet from arterial or collector streets, 40 feet from local streets
Setbacks – Rear Minimum	30 feet	Same as side setback, but in no instance less than 30 feet.
Setbacks – Side Minimum	10 feet	10 feet, plus 0.25 feet for each one foot of structure height in excess of 20 feet

Parcel C

C-4, B-1 and CO-0.5 Zoning Summary

Uses	Existing C-4	Existing B-1	Existing CO-0.5
Office	Yes	Yes	Yes
Retail	Accessory	Accessory	Accessory
Residential	Accessory	No	Yes
Restaurant	Conditional Accessory	No	Accessory
Hotel	Yes	No	No
Auto Dealers	No	No	No
Vehicle Repair, Gas Station, Car Wash	No	No	No
Pawn Shops	No	No	No
Standards			
Development Intensity - Minimum	0.4 FAR	NA	NA
Development Intensity - Maximum	2.0 FAR	0.5 FAR	0.5 FAR
Building Floor Area - Minimum	20,000 sq. ft. 10,000 sq. ft. for restaurants	1,000 sq. ft.	NA
Impervious Surface	90%	80%	NA
Site Width – Minimum	200 feet/250 feet corners	100 feet/150 feet corners	200 feet
Site Area - Minimum	120,000 sq. ft.	25,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	35 feet	20 feet	60 feet
Setbacks – Along Street Maximum	NA	NA	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	15 feet	30 feet (greater for tall buildings)
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	10 feet	20 feet (greater for tall buildings)
Height - Minimum	NA	NA	NA
Height – Maximum (district specific)	NA	NA	NA
Design Standards	Higher	Higher	NA
Parking Location	NA	NA	NA

Highlighted cells are regulations that may be changed subject of Case #10000C-14, heard earlier on this agenda (Item #3).

Parcel D C-5 and B-3 Zoning Summary

Uses	Existing C-5	Existing B-3
Office	Yes	Yes
Retail	Yes	Yes
Residential	Accessory	No
Restaurant	Conditional Accessory	Conditional Use
Hotel	Yes	No
Auto Dealers	Class IV (no inventory on-site) and enclosed motor vehicle sales	Conditional Use for Class I (new vehicles) motor vehicle sales and accessory to Class I for Class II (used vehicles)
Vehicle Repair	No	Accessory to auto dealers
Car Wash	No	Conditional Use
Gas Station	No	Yes
Pawn Shops	No	Conditional Use
Standards		
Development Intensity - Minimum	1.0 FAR (as low as 0.75 with residential)	NA
Development Intensity - Maximum	1.5 FAR (as high as 2.10 with residential)	NA
Building Floor Area - Minimum	20,000 sq. ft.	NA
Impervious Surface	95% (85% with residential)	NA
Site Width – Minimum	200 feet/250 feet for corner lots	100 feet
Site Area - Minimum	80,000 sq. ft.	NA
Setbacks – Along Street Minimum	20 feet	65 feet
Setbacks – Along Street Maximum	20 feet	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	15 feet
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	10 feet
Height - Minimum	2 stories over 60 percent of footprint	NA
Height – Maximum (area specific)	Varies by area	Varies by area
Design Standards	Higher	NA
Parking Location	To side or rear of buildings	NA

Highlighted cells are regulations that may be changed subject of Case #10000C-14, heard earlier on this agenda (Item #3).

Parcel E C-3 and CR-1 Zoning Summary

Uses	Existing C-3	Existing CR-1
Office	Yes	Yes
Retail	Yes	Yes
Residential	Accessory	No
Restaurant	Conditional Accessory, without drive-through	Yes
Hotel	Yes	Yes
Auto Dealers	No	Yes
Vehicle Repair, Gas Station, Car Wash	No	No
Pawn Shops	No	No
Standards		
Development Intensity - Minimum	0.5 FAR	NA
Development Intensity - Maximum	1.0 FAR	1.0 FAR
Building Floor Area - Minimum	50,000 sq. ft.	20,000 sq. ft. (no minimum on conditional uses)
Impervious Surface	95%	NA
Site Width – Minimum	200 feet/250 feet corners	120 feet
Site Area - Minimum	200,000 sq. ft.	2 acres (87,120 sq. ft.)
Setbacks – Along Street Minimum	35 feet	65 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	25 feet
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	25 feet
Height - Minimum	2 stories over 60 percent of footprint	NA
Height – Maximum (district specific)	NA	NA
Design Standards	Yes	NA
Parking Location	NA	NA

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Parcel F

C-3, C-5 and CR-1 Zoning Summary

Uses	Existing C-3	Existing C-5	Existing CR-1
Office	Yes	Yes	Yes
Retail	Yes	Yes	Yes
Residential	Accessory	Accessory	No
Restaurant	Conditional Accessory, without drive-through	Conditional Accessory	Yes
Hotel	Yes	Yes	Yes
Auto Dealers	No	Class IV and enclosed motor vehicle sales	Yes
Vehicle Repair, Gas Station, Car Wash	No	No	No
Pawn Shops	No	No	No
Standards			
Development Intensity - Minimum	0.5 FAR	1.0 FAR (as low as 0.75 with residential)	NA
Development Intensity - Maximum	1.0 FAR	1.5 FAR (as high as 2.10 with residential)	1.0 FAR
Building Floor Area - Minimum	50,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft. (no minimum on conditional uses)
Impervious Surface	95%	95% (85% with residential)	NA
Site Width – Minimum	200 feet/250 feet corners	200 feet/250 feet for corner lots	120 feet
Site Area - Minimum	200,000 sq. ft.	80,000 sq. ft.	2 acres (87,120 sq. ft.)
Setbacks – Along Street Minimum	35 feet	20 feet	65 feet
Setbacks – Along Street Maximum	NA	20 feet	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	30 feet/40 feet if over 4 stories	25 feet
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories	25 feet
Height - Minimum	2 stories over 60 percent of footprint	2 stories over 60 percent of footprint	NA
Height – Maximum (district specific)	NA	Varies by area	NA
Design Standards	Yes	Higher	NA
Parking Location	NA	To side or rear of buildings	NA

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Parcel G

C-4 and CR-1 Zoning Summary

Uses	Existing C-4	Existing CR-1
Office	Yes	Yes
Retail	Accessory	Yes
Residential	Accessory	No
Restaurant	Conditional Accessory	Yes
Hotel	Yes	Yes
Auto Dealers	No	Yes
Vehicle Repair, Gas Station, Car Wash	No	No
Pawn Shops	No	No
Standards		
Development Intensity - Minimum	0.4 FAR	NA
Development Intensity - Maximum	2.0 FAR	1.0 FAR
Building Floor Area - Minimum	20,000 sq. ft. 10,000 sq. ft. for restaurants	20,000 sq. ft. (no minimum on conditional uses)
Impervious Surface	90%	NA
Site Width – Minimum	200 feet/250 feet corners	120 feet
Site Area - Minimum	120,000 sq. ft.	2 acres (87,120 sq.ft.)
Setbacks – Along Street Minimum	35 feet	65 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	25 feet
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	25 feet
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	Higher	NA
Parking Location	NA	NA

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Parcels H & I

C-1, C-4, C-5, Zoning Summary

Uses	C-1	C-4	C-5
Office/Medical Office	Yes	Yes	Yes
Retail	Accessory	Accessory	Yes
Residential	Not Allowed	Accessory	Accessory
Restaurant w/out drive-through	Conditional	Conditional Accessory	Conditional Accessory
Hotel	Yes	Yes	Yes
Auto Dealers	Yes	Not Allowed	Not Allowed
Standards			
Development Intensity - Minimum	0.4 FAR	0.4 FAR	1.0 FAR (0.75 with residential)
Development Intensity - Maximum	1.0 FAR	2.0 FAR	1.5 FAR (bonus for residential)
Building Floor Area - Minimum	20,000 sq. ft.	20,000 sq. ft. 10,000 sq. ft. for restaurants	20,000 sq. ft.
Impervious Surface	90%	90%	95%
Site Width – Minimum	200 ft./250 ft. corners	200 ft./250 ft. corners	200 ft./250 ft. corners
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.	80,000 sq. ft.
Setbacks – Along Street Minimum	35 feet	35 feet	20 feet
Setbacks – Rear Minimum	30 feet/40 feet if over 4 stories	30 feet/40 feet if over 4 stories	30 feet/40 feet if over 4 stories
Setbacks – Side Minimum	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories
Height - Minimum	NA	NA	2 stories over 60 percent of footprint
Other		Design standards	* Parking to the side or rear * Add'l design standards

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